

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Cathy Leyva, and Nancy Arkin

Homeowners present: Sarah Reichert. #209, Mike Edwards #212.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Contractor: Todd Sauter of Carter Construction re foundation work at 7606

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Sarah Reichert: Curious of the status on the sloping floors. Board will hear presentation and discuss proposals from Carter Construction.

Mike Edwards: Constant problems with downstairs neighbor, Unit 106. Constantly smoking marijuana, fighting and arguing with people. Authorities called regularly. Fire Department recently called when occupant almost caused a fire. Association can fine Unit owner for son's behavior for nuisance. Owner will be invited to next month board meeting.

CARTER CONSTRUCTION: Todd from Carter construction presented to the board that in order to level the sloping units of building 7606 they would need to install 22 helical piers that will level the building between the retaining wall and the foundation. Cathy motioned to approve/authorize bid from Carter Construction and to allow Carter Construction to handle coordination with soil report. Howard seconded. Unanimous.

Approval of Prior Meeting Minutes: Howard motioned to approve minutes as prepared, Cathy seconded. Unanimous

Landscape Report: Maintenance, mulch completed and no new bids as of now.

Vendor Evaluation: Lack of notice from Lenz in regards to ant spraying.

Treasurer's Report

	April 2017	YTD
Total Income	\$67,540.00	\$198,620.00
Op. Expenses	21,299.63	87,889.29
Reserve Expenditures	0.00	23,139.19
Total Expenditures	21,299.63	111,028.48
Transfer to Reserve	46,240.37	87,591.52
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,358,343.45	
Due from Unit Owners	\$ 10,351.54	
Total Assets	\$ 2,373,694.99	

Operating Expenses are about 7.2%+ below on cash basis

Treasurer's Report unanimously accepted (Nancy moved & Cathy seconded)

Board received audit report from CPA.

Old Business:

- a. Updating Governing Docs: In progress.
- b. Sidewalk repair/replacement: none this month.
- c. Roofs/gutters/downspouts: as needed.
- d. Siding repairs: walk around to check.
- e. #209 kitchen floor slope: in progress.
- f. Bat houses: tabled
- g. Fumigation of bldgs 7628, 7634 (5/14 & 5/16) and 7630 and 7638 (6/25 & 6/27) by Lenz ant treatment: notices posted and sent multiple times to units
- h. Building staircase light replacement: Joe motions to approve electrician to install lights at 7640 Nancy seconded. Unanimous.
- i. Concrete curb replacement in Phase 3 parking lot: Dealing with logistical issues with parked cars and notices.

New Business

- a. #225 request for lattice enclosure : delay because owner not present
- b. Officers duties: tabled
- c. Recording Liens: none

Next Meeting 5/10/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora, Scribe